

January 21, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0191

Douglas R. Sowers

Matoaca Magisterial District
West line of Otterdale Road

REQUEST: Rezoning from Agricultural (A) to Residential (R-12).

PROPOSED LAND USE:

A single family residential subdivision having a minimum lot size of 12,000 square feet is planned. The applicant has agreed to limit development to a maximum density of 2.0 units per acre, yielding a maximum of sixty-seven (67) lots.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land use conform to the Upper Swift Creek Plan which suggests the property is appropriate for single family residential use of 2.0 units per acre or less.
- B. The proposed zoning and land use are representative of existing and anticipated development.
- C. The proffered conditions address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for schools, roads, parks, libraries and fire stations is identified in the County's adopted Public Facilities Plan, the Thoroughfare Plan and Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby

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insuring adequate service levels are maintained and protect the health, safety and welfare of County citizens.

- (NOTES:
- A. THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER MAY PROFFER OTHER CONDITIONS.
 - B. IT SHOULD BE NOTED THAT THE PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THE REVISED PROFFERS.)

PROFFERED CONDITIONS

The Owners-Applicants in this zoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the development of the property known as Chesterfield County Tax ID 714- 692-7432-00000 (the "Property") under consideration will be developed according to the following conditions if, and only if, the rezoning request for R-12 is granted. In the event the request is denied or approved with conditions not agreed to by the Owners-Applicants, these proffers and conditions shall be immediately null and void and of no further force or effect.

1. Timbering. Except for the timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)
2. The public water and wastewater systems shall be used. (U)
3. The applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield prior to the issuance of each building permit for infrastructure improvements within the service district for the property:
 - A. \$9,000.00 per dwelling unit, if paid prior to July 1, 2003; or
 - B. The amount approved by the Board of Supervisors not to exceed \$9,000.00 per dwelling unit adjusted upward by any increase in the Marshall Swift

building cost index between July 1, 2002, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2003.

- C. In the event the cash payment is not used for uses for which proffered within 15 years of receipt, the cash shall be returned fully to the payor. (B & M)
4. Density. The total number of single family residential units shall not exceed two (2) single family residential units per acre. (P)
 5. In conjunction with recordation of the initial subdivision plat, forty-five (45) feet of right-of-way along the west side of Otterdale Road, measured from the centerline of that part of Otterdale Road immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)
 6. Direct access to Otterdale Road shall be limited to one (1) public road. The exact location of this access shall be approved by the Transportation Department. (T)
 7. To provide an adequate roadway system, the developer shall be responsible for the following improvements:
 - a. Construction of additional pavement along Otterdale Road at the approved access to provided left and right turn lanes, if warranted, based on Transportation Department standards.
 - b. Widening/improving the west side of Otterdale Road to an eleven (11) foot wide travel lane, measured from the centerline of the road, with an additional one (1) foot wide paved shoulder plus a seven (7) foot wide unpaved shoulder, with modifications approved by the Transportation Department, for the entire property frontage.
 - c. Dedication to and for the benefit of Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)
 8. Prior to any construction plan approval, a phasing plan for the required road improvements, as identified in Proffered Condition 7, shall be submitted to and approved by the Transportation Department. (T)

GENERAL INFORMATION

Location:

West line of Otterdale Road, north of Genito Road. Tax ID 714-692-7432 (Sheet 9).

Existing Zoning:

A

Size:

33.5 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North, South and West – A; Single family residential or vacant
East – R-9 with Conditional Use Planned Development and R-15; Vacant

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along a portion of Otterdale Road and terminating approximately 3,600 feet south of this site. Consistent with the recommendation of the Upper Swift Creek Plan, use of the public water system is intended and has been proffered. (Proffered Condition 2)

Public Wastewater System:

There is an existing sixty (60) inch wastewater trunk line extending along the north side of Genito Road, adjacent to the Swift Creek reservoir, approximately 8,500 feet southeast of this site. Extension of an adequately sized wastewater trunk line along Swift Creek, from the existing sixty (60) inch line, will be necessary to serve the request site. Consistent with the recommendation of the Upper Swift Creek Plan, use of the public wastewater system is intended and has been proffered. (Proffered Condition 2)

ENVIRONMENTAL

Drainage and Erosion:

The property drains south into Swift Creek and then via Swift Creek to Swift Creek Reservoir. There are no known on- or off-site drainage or erosion problems and none are expected with development. It may be necessary to acquire off-site easements to accommodate drainage. The parcel is heavily wooded and, as such, should not be timbered until the issuance of a land disturbance permit. This will ensure that adequate erosion control measures are in place prior to any land disturbance. (Proffered Condition 1)

PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program. This development will have an impact on these facilities.

Fire Service:

The Public Facilities Plan indicates that calls for emergency services are expected to increase forty-five (45) percent by 2015. Eight (8) new fire/rescue stations are recommended for construction by 2015 in the Plan. Based on sixty-six (66) dwelling units, this request will generate approximately seventeen (17) calls for fire and emergency medical services each year. The impact on fire service has been adequately addressed. (Proffered Condition 3)

The property is currently served by the Waterford Fire/Rescue Station, Company Number 16. When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

Schools:

The School Board has not responded as to the impact of this request upon area schools.

Libraries:

Consistent with Board of Supervisors' policy, the impact of development on library services is assessed County-wide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County. Taking into account the additional space provided by the new La Prade and Chester Libraries, there is still a projected need for additional library space throughout the County. This development would likely affect the Midlothian Library, the Clover Hill Library or a possible new branch in the Genito Road/Powwhite Parkway area as proposed by the Plan. The proffered conditions address the impact of this development on library service. (Proffered Condition 3)

Parks and Recreation:

The Public Facilities Plan identifies the need for four (4) new regional parks. In addition, there is currently a shortage of community park acreage in the County. The Plan identifies a need for 625 acres of regional park space and 116 acres of community park space by 2015. The Plan also identifies the need for neighborhood parks and special purpose parks and makes suggestions for their locations. The impact on parks and recreational facilities has been adequately addressed. (Proffered Condition 3)

Transportation:

This request consists of 33.5 acres, currently zoned Agricultural (A). The applicant is requesting rezoning to Residential (R-12). The applicant has proffered that a maximum of two (2) units per acre will be developed on the property (Proffered Condition 4). Based on single family trip rates, development could generate approximately 720 average daily trips. These vehicles will be distributed along Otterdale Road, which had a 2002 traffic count of 1,155 vehicles per day.

The Thoroughfare Plan identifies Otterdale Road as a major arterial with recommended right of way widths of ninety (90) feet. The applicant has proffered to dedicate forty-five (45) feet of right of way, measured from the centerline of Otterdale Road, in accordance with that Plan. (Proffered Condition 5)

The Thoroughfare Plan also identifies a north/south major arterial (the "North/South Arterial") extending through the property, with a recommended right of way width of ninety (90) feet. The Plan shows the North/South Arterial extending from Otterdale Road north through the subject property, crossing the proposed Powhite Parkway Extended and continuing north to intersect with a proposed east/west major arterial (the "East/West Arterial"). Due to topography and development that has occurred in this area, staff supports eliminating the section of the North/South Arterial from Otterdale Road to the East/West Arterial.

Access to major arterials, such as Otterdale Road, should be controlled. The applicant has proffered that direct access from the property to Otterdale Road will be limited to one (1) public road. (Proffered Condition 6)

The traffic impact of this development must be addressed. The applicant has proffered to: 1) construct left and right turn lanes along Otterdale Road at the public road intersection, if warranted based on Transportation Department standards; and 2) widen the west side of Otterdale Road to a total travel way width of eleven (11) feet measured from the centerline with an additional one (1) foot wide paved shoulder plus a seven (7) foot wide unpaved shoulder for the entire property frontage (Proffered Condition 7). Utility poles are located on the west side of Otterdale Road. In order to provide improvements to Otterdale Road, these utility poles must be relocated behind the new ditch.

Area roads need to be improved to address safety and accommodate the increase in traffic generated by this development. Otterdale Road will be directly impacted by development of this property. Sections of this road have nineteen (19) to twenty (20) foot wide pavement with no shoulders, with substandard vertical and horizontal alignments and large trees located close to the edge of pavement. The capacity of this road is acceptable (Level of Service C) for the volume of traffic it currently carries. The standard typical section for Otterdale Road should be twenty-four (24) foot wide pavement, with minimum eight (8) foot wide shoulders. The applicant has proffered to contribute cash, in an amount consistent with

the Board of Supervisors' policy, towards mitigating the traffic impact of this development. (Proffered Condition 3)

At time of tentative subdivision review, specific recommendations will be provided regarding stub road rights of way to adjacent properties and the proposed internal street network.

Financial Impact on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	66*	1.00
Population Increase	179.52	2.72
Number of New Students		
Elementary	15.84	0.24
Middle	8.58	0.13
High	11.22	0.17
TOTAL	35.64	0.54
Net Cost for Schools	319,902	4,847
Net Cost for Parks	45,738	693
Net Cost for Libraries	24,750	375
Net Cost for Fire Stations	26,466	401
Average Net Cost for Roads	271,194	4,109
TOTAL NET COST	688,050	10,425

*Based on a proffered density of 2 units per acre. (Proffered Condition 4)

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries and fire stations at \$10,425 per unit. The applicant has been advised that a maximum proffer of \$9,000 per unit would defray the cost of the capital facilities necessitated by this proposed development. Consistent with the Board of Supervisors' policy and proffers accepted from other applicants, the applicant has offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. (Proffered Condition 3)

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan which suggests the property is appropriate for single family residential use of 2.0 units per acre or less.

Area Development Trends:

Adjacent properties along the west line of Otterdale Road are zoned agriculturally and are characterized by single family residences on acreage parcels or are vacant. Properties to the east of Otterdale Road are zoned Residential (R-9 and R-15) as part of the Greenspring development. Residential development at densities consistent with the Plan is expected to continue in this area.

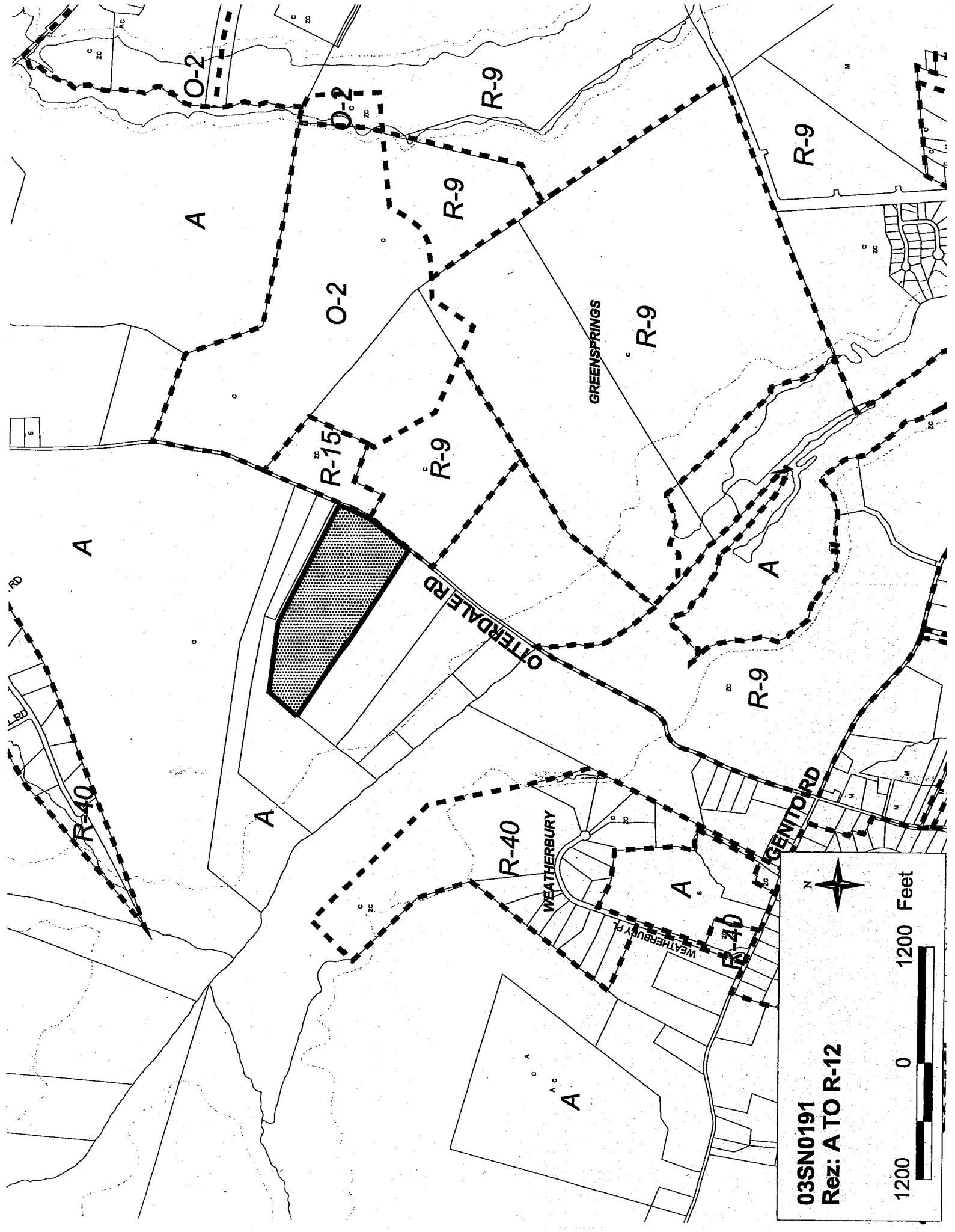
Density:

The applicant has proffered a maximum density of two (2) dwelling units per acre, yielding a maximum of sixty-seven (67) dwelling units on 33.5 acres.

CONCLUSIONS

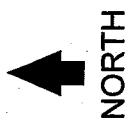
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Given these considerations, approval of the request is recommended.



03SN0191
Rez: A TO R-12





OLD HUNDRED RD.

OTTERDALE RD.

SWAMP FOX RD.

POWHITE PARKWAY
EXTENDED

CASE 03SN0191

EASTWEST ARTERIAL

NORTH/SOUTH ARTERIAL

RECOMMEND DELETE
NORTH/SOUTH ARTERIAL

THOROUGHFARE PLAN

03SN0191-1

